

Planning Commission Public Notice

Notice is hereby given that the Hanover County Planning Commission has set **Thursday, January 21, 2016, at 7:00 P.M.**, in the Board Room of the Hanover County Government Building at Hanover Courthouse, Hanover, Virginia, as the day, date, time, and place for a public hearing to consider the following cases, at which public comments will be accepted:

REZONINGS

C-35-03(c), AM. 1-15, ANTIQUE LANE HOLDINGS, L.L.C.

Request(s) an amendment to the proffers and conceptual plan approved with rezoning request C-35-03(c), Antique Lane Holdings, L.L.C., on GPINs 8705-75-8983 and 8705-86-4020, consisting of approximately 6.36 acres, zoned M-1(c), Limited Industrial District with conditions, and located on the west line of Antique Lane (State Route 305) approximately 0.61 mile west of its intersection with Pole Green Road (State Route 627) in the **CHICKAHOMINY MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Multi-Use. The proposed zoning amendment would permit modifications to the conceptual plan and eliminate proffered cross access with the properties to the north and south of the subject parcel. (PUBLIC HEARING)

C-23-14(c), BIG OAK DEVELOPMENT COMPANY, L.L.C.

Request(s) to rezone from A-1, Agricultural District, to RM(c), Multi-Family Residential District with conditions and M-1(c), Limited Industrial District with conditions, on GPIN 8715-27-6619, consisting of approximately 63.17 acres, and located at the terminus of Left Flank Road (state route number pending) approximately 600 feet west of its intersection with Bell Creek Road (State Route 642) in the **CHICKAHOMINY MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Multi-Use. The proposed M-1 zoning amendment would permit office/warehouse uses on 22.33 acres. The proposed RM zoning amendment would permit 27 single-family lots, 94 townhouses, and 214 apartment units for a total of 335 dwelling units on 40.84 acres for a gross density of 8.2 units per acre. (PUBLIC HEARING)

C-21-15(c), GODSEY PROPERTIES, INC., ET AL.

Request(s) to rezone from RC(c), Rural Conservation District with conditions, and A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, on GPINs 8774-56-0836(part) and 8774-66-0914(part) consisting of approximately 401.67 acres, and to rezone from RC(c), Rural Conservation District with conditions, to A-1, Agricultural District, on GPIN 8774-56-0836(part), consisting of 7.0 acres, located on the north line of Hopewell Road (State Route 619) approximately 4,100 feet east of its intersection with Figuly Road (private road) in the **COLD HARBOR MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Agricultural. The proposed zoning amendment would permit the creation of 59 building lots for a gross density of 1 dwelling unit per 6.81 acres on GPINs 8774-56-0836(part) and 8774-66-0914(part), and rezone from RC(c), Rural Conservation District with conditions, to A-1, Agricultural District, for the purpose of transferring 7.0 acres from GPIN 8774-56-0836 to GPIN 8774-66-0914. (PUBLIC HEARING)

C-28-15(c), C FALLS, L.L.C., ET AL.

Request(s) to rezone from A-1, Agricultural District, to RS(c), Single-Family Residential District with conditions, and RM(c), Multi-Family Residential District with conditions, on GPINs 7777-77-9804(part), 7777-86-8580, 7777-96-4624, 7787-06-0279, 7787-07-0630, 7787-07-4029(part), 7787-16-1009, 7787-06-9949(part), 7777-88-9156, 7777-86-6160, 7787-05-0774, 7787-06-0802 and 7777-97-4803, consisting of approximately 179.49 acres, and located on the south line of Cedar Lane (State Route 623) at its intersection with Holly Hill Road (State Route 713) in the **SOUTH ANNA MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Suburban Transitional (1-2 dwelling units per acre) and Suburban General (1-4 dwelling units per acre). The proposed zoning amendment would permit 404 dwelling units consisting of attached and detached homes for a gross density of 2.25 dwelling units per acre. (PUBLIC HEARING)

CONDITIONAL USE PERMITS**CUP-15-05, AM. 1-15, CAVALIER RIFLE & PISTOL CLUB**

Request(s) to rescind a Conditional Use Permit that was permitted in accordance with Sections 26-20.10 and 26-20.14 of the Hanover County Zoning Ordinance for a Conditional Use Permit that permits a private club and private recreation facility on GPINs 6891-41-7956, 6890-37-5223, 6890-59-0704, 6891-30-4684, 6891-20-5055, 6890-39-6865, 6890-38-0916, 6890-38-6620, 6890-48-2570, 6891-41-8135 and 6891-33-8060, consisting of approximately 434.61 acres, zoned A-1, Agricultural District, and located at the terminus of Boondock Lane (private road) approximately 0.68 mile south of Taylors Creek Road (State Route 610) in the **SOUTH ANNA MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Agricultural. (PUBLIC HEARING)

CUP-10-15, NATIONAL COMMUNICATION TOWERS

Request(s) a Conditional Use Permit in accordance with Section 26-20.26 of the Hanover County Zoning Ordinance to permit a 199' telecommunications tower on GPIN 7841-42-7259, consisting of approximately 68.08 acres. The area of the Conditional Use Permit will be limited to approximately 0.23 acres. The property is zoned A-1, Agricultural District and is located on the south line of Greenwood Church Road (State Route 657) approximately 550 feet east of its intersection with Hollows Drive (State Route 1347) in the **SOUTH ANNA MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Agricultural. (PUBLIC HEARING)

ORDINANCE AMENDMENT**ORDINANCE 15-16, RS DISTRICT FAMILY DIVISIONS**

AN ORDINANCE to amend the Hanover County Code, Chapter 26, Zoning Ordinance, Sections 26-61 and 26-65 to modify the requirements in the RS, Single-Family Residential District to provide that, when an applicant is seeking to rezone the property and later divide the property in accordance with the family division provisions of the Hanover County Subdivision Ordinance, the property shall be exempt from the provisions requiring the provision of public utilities, common space, open space, a thoroughfare buffer, pedestrian paths, single-loaded streets, and street lights, and that the rezoned property shall be subject to provisions regarding recordation, minimum lot size, required access, and building permit, ownership, and occupancy timelines. (PUBLIC HEARING)

Important Information

Copies of the above cases are available in the Planning Department or can be requested via e-mail at planningreports@hanovercounty.gov

Please note zoning case information is time sensitive, therefore online documents may not reflect the latest changes.

For questions on case information, contact the Planning Department:

Monday - Friday, 8:30 a.m. – 5:00 p.m.

(804) 365-6171

Hanover County has attempted to ensure that the data contained in this file is accurate and reflects the property's characteristics. However, the county makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data. Hanover County does not assume any liability associated with the use or misuse of this data.